

ZONING INFORMATION

1.0 GENERAL INFORMATION:

LEGAL DESCRIPTION:
PART OF LOTS 23 & 22, CONCESSION 8,
AND PART OF BLOCK 79
REGISTERED PLAN 4M-896
CITY OF OTTAWA

BUILDING AREA (B.A.):
• OFFICE: 198.87m²
• COMMUNITY CENTER: 469.43m²
• TOTAL: 668.30m²

GROSS FLOOR AREA (G.F.A.):
• OFFICE: 198.87m²
• COMMUNITY CENTER: 469.43m²
• TOTAL: 668.30m²

PROPOSED USE:
COMMUNITY CENTER

2.0 ZONING PROVISIONS (PER SECTION 13):

DESIGNATION:
RURAL INSTITUTIONAL ZONE (R14)

LOT AREA:
REQUIRED: 10,000.00m² [1.00 ha] (MIN.)
PROPOSED: 87,636.54m² [8.76 ha]

LOT WIDTH (FRONTAGE):
REQUIRED: 75.00m
PROPOSED: 354.86m

SETBACKS:
FRONT YARD:
• REQUIRED: 9.00m
• PROPOSED: 24.28m
CORNER SIDE YARD:
• REQUIRED: 9.00m (MIN.)
• PROPOSED: N/A
INTERIOR SIDE YARD:
• REQUIRED: 9.00m (MIN.)
• PROPOSED: 46.50m (MIN.)
REAR YARD:
• REQUIRED: 10.00m (MIN.)
• PROPOSED: 282.96m

LOT COVERAGE:
REQUIRED: 30% (MAX.)
PROPOSED: 7%

LANDSCAPING:
REQUIRED: 20% (MIN.)
PROPOSED: 79%

BUILDING HEIGHT:
REQUIRED: 12.00m (MAX.)
PROPOSED: 8.77m

3.0 PARKING (PER SECTION 3.19):

MIN. REQUIRED: PLACE OF ASSEMBLY - AREA D
10.00 PER 100m² GROSS BLDG. AREA

OFFICE - AREA D
2.40 PER 100m² GROSS BLDG. AREA

• REQUIRED: (469.43m² + 100m²) x 10.00 SPACES
46.95 SPACES = 47.00 SPACES

(198.87m² + 100m²) x 2.40 SPACES
4.77 SPACES = 5.00 SPACES

52 SPACES (MIN.)

• PROVIDED: 53 SPACES

MIN. BARRIER FREE: CAPACITY OF PUBLIC PARKING AREA
22-99 = 1 SPACE

• REQUIRED: 52 REQUIRED SPACES = 1 SPACE
2 SPACES

MIN. BICYCLE: OTHER NON-RESIDENTIAL USES
(PLACE OF ASSEMBLY & FAIRGROUNDS):
1.00 PER 1,500m² GROSS BLDG. AREA

OFFICE:
1.00 PER 250m² GROSS BLDG. AREA

• REQUIRED: ((4,415m² + 469.43m²) + 1,500m²/SPACE)
3.26 SPACES = 4.00 SPACES

(198.87m² + 250m²)/SPACE
0.80 SPACES = 1.00 SPACES

5 SPACES (MIN.)

• PROVIDED: 6 SPACES

SYMBOL LEGEND

--- SITE PROPERTY LINE
--- ADJACENT PROPERTY LINE
--- EASEMENT LINE
--- SETBACK LINE
--- MUNICIPAL ROAD CENTRELINE
--- DRIVE AISLE BOUNDARY
--- FIRE ROUTE BOUNDARY
--- EXIST. CHAIN LINK FENCE
--- MUNICIPAL ROAD BOUNDARY
--- SNOW STORAGE BOUNDARY
--- DIRECTION OF TRAVEL

PROPOSED BUILDING
EXISTING BUILDING
HEAVY DUTY ASPHALT
(EXIST. OR NEW)
LANDSCAPED AREA
(EXIST. OR NEW)
CONCRETE SIDEWALK
(EXIST. OR NEW)
GRAVEL (EXIST. OR NEW)

UTILITY POLE (EXIST. OR NEW)
LIGHT STANDARD (EXIST. OR NEW)
HYDRO LIGHT STANDARD
(EXIST. OR NEW)

MAIN (BARRIER FREE)
BUILDING ENTRANCE
SECONDARY (BARRIER FREE)
BUILDING ENTRANCES AND/OR
EMERGENCY EXITS

FIRE HYDRANT (EXISTING)

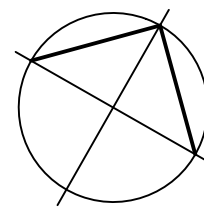
NEW VEGETATION
FIRE ROUTE NO PARKING SIGNAGE
INSTALLED 25m MAX. ALONG ROUTE
BARRIER-FREE PARKING SIGN



CONSULTANT TEAM

CONSULTANT	PHONE NUMBER
PLANNING: KEEPER CO.	613-807-5000
ARCHITECT: DEIMLING ARCHITECTURE & INTERIOR DESIGN INC.	613-697-6113
CIVIL & SEPTIC: EGIS	613-836-2184
LANDSCAPE ARCHITECT: GJA INC.	613-286-5130
SURVEYOR, GEOTECHNICAL, & HYDROGEOLOGICAL STANTEC GEOMATICS LTD.	613-722-4420

North



Revisions

No.	By	Description	Date
12	W.P.	ISSUED FOR SITE PLAN CONTROL	16 DEC 2025
11	W.P.	ISSUED FOR COORDINATION	05 DEC 2025
10	W.P.	ISSUED FOR SITE PLAN CONTROL	03 OCT 2025
09	W.P.	ISSUED FOR COORDINATION	30 SEP 2025
08	W.P.	ISSUED FOR PERMIT	26 SEP 2025
07	A.P.	ISSUED FOR 99% REVIEW	11 SEP 2025
06	A.P.	ISSUED FOR 66% REVIEW	01 AUG 2025
05	W.P.	ISSUED FOR COORDINATION	03 JUL 2025
04	A.P.	ISSUED FOR CLIENT REVIEW	19 JUN 2025
03	A.P.	ISSUED FOR CLIENT REVIEW	11 JUN 2025
02	W.P.	ISSUED FOR COORDINATION	04 APR 2025

Project

METCALFE AGRICULTURAL SOCIETY METCALFE FAIRGROUNDS NEW BUILDING IMPLEMENTATION

2821 8TH LINE ROAD, METCALFE, ON

Drawing

SITE PLAN

Scale
AS NOTED

Drawn
W.P.

Checked
C.D.

Stamp



Project No.
24-125

Date
MAY, 2024

Drawing No.

SP-A02

01 SITE PLAN
SP-A02 SCALE: 1:250